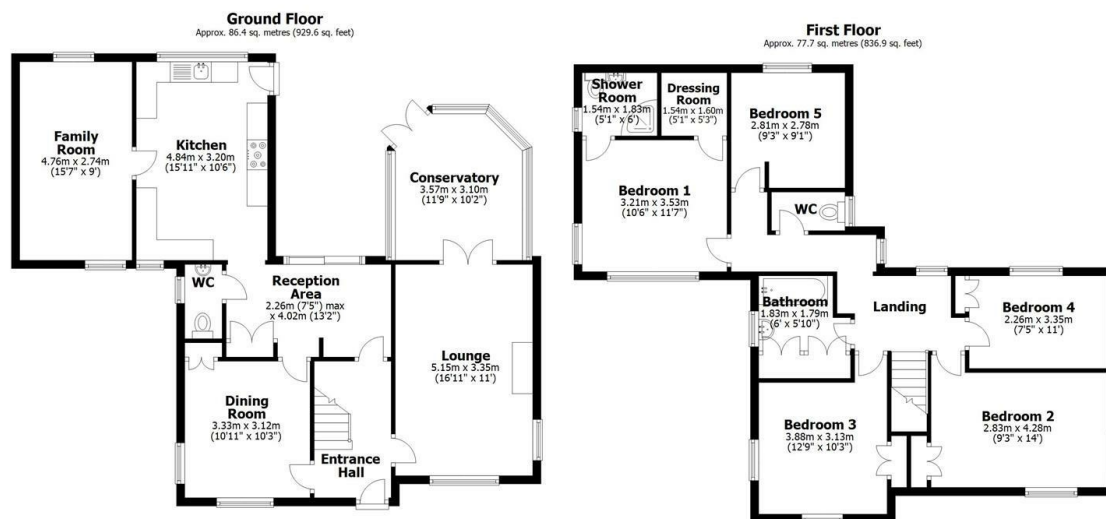




## Felton House Moor Lane, Roughton, Woodhall Spa, LN10 6YH

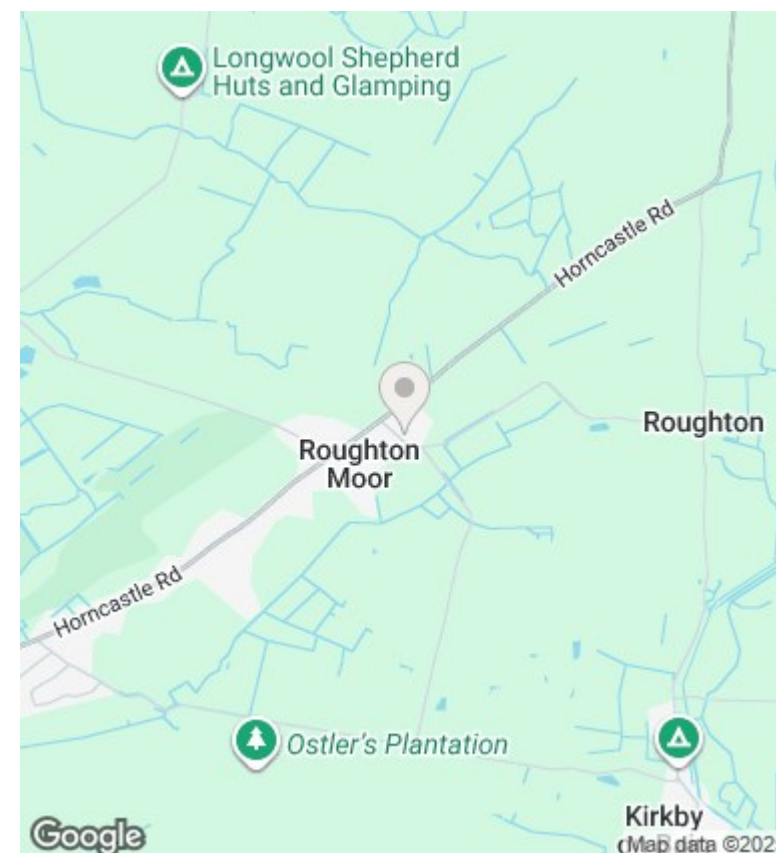
Offers In The Region Of £500,000

- Five Bedroom Detached House
- Conservatory
- Further Family Bathroom with separate WC
- EPC Rating D - Council Tax Band E
- Three Reception Room
- 0.75 acre (approx) Garden and Driveway Parking
- Gas Central Heating
- Fitted Kitchen
- Ensuite Shower Room to Master Bedroom
- Potential for further development and separate building plot (Subject to Planning)



Total area: approx. 164.1 sq. metres (1766.5 sq. feet)

\*This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using Rendip.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	